

Kernersville News

Legal Notices

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Tuesday News, November 27, 2018

LEGALS

NOTICE TO CREDITORS

Having qualified as Co-Executors for the Estate of Blanche Landingham Redding, (also known as Blanche L. Redding, Blanche Estell Landingham Redding) late of Forsyth County, North Carolina, this is to notify all persons having claims against the estate of said deceased to present them to the undersigned at the office of his attorney set forth below, on or before February 11, 2019, or this Notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 31st day of October, 2018.

Carol Redding Wood
Diane Redding Garrison
Co-Executors for the Estate of
Blanche Landingham Redding

Wesley Bailey, Attorney
Bailey & Thomas, PA
3069 Trenwest Dr., Suite 100
PO Box 52
Winston-Salem, NC 27102
Phone: (336) 725-8366
Fax: (336) 725-9206

November 6, 13, 20, 27, 2018

IN THE GENERAL COURT OF JUSTICE
OF NORTH CAROLINA
SUPERIOR COURT DIVISION
FORSYTH COUNTY
18SP1243

IN THE MATTER OF THE FORECLOSURE OF A DEED OF TRUST EXECUTED BY JOHNNY WINFORD SHELTON, JR. DATED MARCH 30, 2009 AND RECORDED IN BOOK RE 2881 AT PAGE 4243 AND MODIFIED BY AGREEMENT RECORDED SEPTEMBER 27, 2017 IN BOOK RE3369 PAGE 4452 IN THE FORSYTH COUNTY PUBLIC REGISTRY, NORTH CAROLINA

NOTICE OF SALE

Under and by virtue of the power and authority contained in the above-referenced deed of trust and because of default in the payment of the secured indebtedness and failure to perform the stipulation and agreements therein contained and, pursuant to demand of the owner and holder of the secured debt, the undersigned substitute trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale at the county courthouse of said county at **11:00AM on December 3, 2018** the following described real estate and any other improvements which may be situated thereon, in Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING AT A POINT SAID POINT BEING LOCATED NORTH 78 DEG 01 MIN 43 SEC WEST 100.08 FEET FROM AN EXISTING IRON, SAID IRON LYING ON THE NORTHERN RIGHT OF WAY LINE OF BREVARD STREET (S.R. 2395) AND BEING THE SOUTHWEST CORNER OF THAT LOT PRESENTLY OR PREVIOUSLY OWNED BY KEVIN DEAN GIBSON AS DESCRIBED IN DEED BOOK 2338 PAGE 230, FORSYTH COUNTY REGISTRY; THENCE RUNNING FROM SAID BEGINNING POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF BREVARD STREET (S.R. 2395) NORTH 78 DEG 01 MIN 43 SEC WEST 100.08 FEET TO AN IRON; THENCE RUNNING NORTH 13 DEG 11 MIN 41 SEC EAST 300.00 FEET TO AN IRON; THENCE RUNNING SOUTH 77 DEG 55 MIN 00 SEC EAST 100.08 FEET TO AN EXISTING IRON; THENCE RUNNING SOUTH 13 DEG 11 MIN 41 SEC WEST 299.80 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.689 ACRES MORE OR LESS AND SHOWN AS TRACT 2 ON THAT MAP ENTITLED PLAT FOR MARK W HAUSER AS DRAWN BY J. DEAN SLATE, P.L.S. ON JULY 21, 2003, TO WHICH REFERENCE IS HEREBY INCORPORATED AS IF FULLY SET OUT HEREIN.

THE ABOVE TRACT BEING A PORTION OF THAT PROPERTY DESCRIBED AS DEEDED TO MARK W HAUSER AND WIFE, KELLY R HAUSER IN DEED BOOK 1836 PAGE 2249, FORSYTH COUNTY REGISTRY.

SEE PLAT BOOK 12 AT PAGE 149 AND PLAT BOOK 13 AT PAGE 158 FOR REFERENCE TO ACCESS EASEMENTS.

INFORMALLY KNOWN AS 139 BREVARD STREET, TAX BLOCK 3218, TAX LOT 146, FORSYTH COUNTY TAX OFFICE.

And Being more commonly known as: **139 Brevard St, Winston Salem, NC 27101.**

The record owner(s) of the property, as reflected on the records of the Register of Deeds, is/are Johnny Winford Shelton, Jr.

The property to be offered pursuant to this notice of sale is being offered for sale, transfer and conveyance "AS IS, WHERE IS." Neither the Trustee nor the holder of the note secured by the deed of trust, being foreclosed, nor the officers, directors, attorneys, employees, agents or authorized representative of either Trustee or the holder of the note make any representation or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at or relating to the property being offered for sale. Any and all responsibilities or liabilities arising out of or in any way relating to any such condition expressly are disclaimed. This sale is made subject to all prior liens and encumbrances, and unpaid taxes and assessments including but not limited to any transfer tax associated with the foreclosure. A deposit of five percent (5%) of the amount of the bid or seven hundred fifty dollars (\$750.00), whichever is greater, is required and must be tendered in the form of certified funds at the time of the sale. This sale will be held open ten days for upset bids as required by law. Following the expiration of the statutory upset period, all remaining amounts are **IMMEDIATELY DUE AND OWING**. Failure to remit funds in a timely manner will result in a Declaration of Default and any deposit will be frozen pending the outcome of any re-sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Substitute Trustee or the attorney of any of the foregoing.

SPECIAL NOTICE FOR LEASEHOLD TENANTS: If you are a tenant residing in the property, be advised that an Order for Possession of the property may be issued in favor of the purchaser. Also, if your lease began or was renewed on or after October 1, 2007, be advised that you may terminate the rental agreement upon written notice to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time notice of termination is provided. You may be liable for rent due under the agreement prorated to the effective date of the termination.

The date of this Notice is November 1, 2018.

Grady I. Ingle or Elizabeth B. Eils
Substitute Trustee
10130 Perimeter Parkway, Suite 400
Charlotte, NC 28216
(704) 333-8107
http://shapiroattorneys.com/nc/

18-099414

November 20, 27, 2018

NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Margaret Anne Flynn (aka Margaret A. Flynn; Margaret Flynn; Anne Margaret Flynn; Anne Flynn; Anne M. Flynn), late of Forsyth County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to my attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, North Carolina 27103-1958, on or before the 20th day of February, 2019, or this notice will be pleaded in bar of their recovery. All persons, firms, and corporations indebted to the said estate will please make immediate payment to the undersigned.

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This the 20th day of November, 2018.

Karen Jean Apple, Executor
Estate of Margaret Anne Flynn
c/o Craige Jenkins Lipfert & Walker, LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103-1958

Craige Jenkins Lipfert & Walker, LLP

November 20, 27, December 4, 11, 2018

NOTICE TO CREDITORS

North Carolina
Forsyth County

Having qualified as Executor of the Estate of Neill Roderick McGeachy, Jr. aka Neill McGeachy; Neill McGeachy, Jr.; Neill R. McGeachy, Jr., deceased, this is to notify all persons having claims against said estate to file an itemized, verified statement thereof with the undersigned on or before the 20th day of February, 2019, or this notice will be pleaded in bar of any recovery thereon. All persons indebted to said estate are requested to make prompt settlement.

This the 20th day of November, 2018.

N. Roderick McGeachy, III
Executor
218 N. Shelmore Blvd.
Mt. Pleasant, SC 29464

Constantine H. Kutteh, II
Pope McMillan, P.A.
PO Drawer 1776 (28687)
113 North Center Street, Suite 200
Statesville, NC 28677
(704) 873-2131

November 20, 27, December 4, 11, 2018

CREDITOR'S NOTICE

Having qualified as Administrator of the Estate of Eldon Franklin Money, deceased, late of Forsyth County, North Carolina, this is to notify all persons, firms and corporations having claims against the estate of said deceased to exhibit them to the undersigned on or before the 22nd day of February, 2019, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment.

This the 20th day of November, 2018.

Phillip Gray Money, Administrator
Estate of Eldon Franklin Money
R. Alexander Rutledge, Attorney at Law
P. O. Box 617
Walnut Cove, NC 27052

November 20, 27, December 4, 11, 2018

NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of Willie Mason Whiteheart, also known as Willie Whiteheart, Willie M. Whiteheart and Willie Luvinie Whiteheart, deceased, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said estate to present them to the attorney for the undersigned at 109 East Mountain Street, Suite D, Kernersville, N.C., 27284, on or before the 20th day of February, 2019 or this Notice will be pleaded in bar of their recovery.

All persons indebted to said estate will please make immediate payment to the undersigned at the above address.

This the 16th day of November 2018.

Linda Mason, Executor
Estate of Willie Mason Whiteheart

Jason T. Grubbs
Attorney at Law
Coltrane Grubbs Orenstein, PLLC
109 East Mountain Street
Suite D
P.O. Box 1062
Kernersville, NC 27285-1062

November 20, 27, December 4, 11, 2018

NOTICE OF FORECLOSURE
SALE OF REAL ESTATE

NORTH CAROLINA
FORSYTH COUNTY
IN THE GENERAL COURT OF JUSTICE
BEFORE THE CLERK
18 SP 429

IN RE: FORECLOSURE OF A LIEN HELD BY SALEM VILLAGE ASSOCIATION, FOR PAST DUE ASSESSMENTS UPON 2725 REYNOLDS PARK ROAD WINSTON SALEM, NORTH CAROLINA, AKA BEING ALL OF LOT NO. 18 ON A PLAT ENTITLED "SALEM VILLAGE TOWNHOUSES" RECORDED IN PLAT BOOK 25 AT PAGE 64 OF THE FORSYTH COUNTY REGISTRY, WHICH IS TITLED TO: DARRYL LEUNDRISS REICH

Foreclosure of Lien filed with the Clerk of Superior Court on April 24, 2017, file #17 M 562. Under and by virtue of the power and authority contained in that certain Declaration of Covenants, Conditions and Restrictions for Salem Village Association and recorded in the Office of the Register of Deeds for Forsyth County, North Carolina in Book 1107, Page 710, and because of default in the payment of the indebtedness thereby secured and pursuant to the demand of the owner and holder of the indebtedness secured by said Lien, and pursuant to the Order of the Clerk of Superior Court for Forsyth County, North Carolina, entered in this foreclosure proceeding, Black, Slaughter & Black, PA, the appointed Trustee, will expose for sale at public auction on **December 4, 2018 at 2:30 PM** at the usual place of sale at the Forsyth County Courthouse, Winston Salem, North Carolina, the following described real property (including the house, if any and any other improvements thereon): Being all of Lot No. 18 on a plat entitled "Salem Village Townhouses" recorded in Plat Book 25 at Page 64 of the Forsyth County Registry, Property address: 2725 Reynolds Park Road, Winston Salem, NC 27107. Present Owner(s): Darryl Leundriss Reich. The sale will be made subject to all prior sales and releases and to all deeds of trust, liens, unpaid taxes, restrictions, easements, assessments, leases, and other matters of record, if any. Pursuant to N.C.G.S. §45-21.10(b), any successful bidder will be required to deposit with Black, Slaughter & Black, PA, the Trustee, immediately upon conclusion of the sale a cash deposit not to exceed the greater of Five Percent (5%) of the bid amount or Seven Hundred Fifty Dollars (\$750.00). Any successful bidder shall be required to tender the full balance of the purchase price in cash or certified check at the time Black, Slaughter & Black, PA, the Trustee, tenders to him a deed for the property or attempts to tender such deed, and should said successful bidder fail to pay the full balance of the purchase price so bid at the time, he shall remain liable on his bid as provided for in N.C.G.S. §45-21.30(d) and (e). This sale will be held open ten (10) days for upset bids as required by law. An order for possession of the property may be issued pursuant to N.C.G.S. §45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving the notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination. The notice shall also state that upon termination of a rental

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agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination. OF COUNSEL: BLACK, SLAUGHTER & BLACK, P.A., Post Office Box 41027, Greensboro, North Carolina 27404-1027. Telephone: (336) 378-1899. Signed: November 19, 2018. Michael C. Tallierio, Attorney for the Trustee.

November 20, 27, 2018

NOTICE OF SUBSTITUTE TRUSTEE'S
SALE OF REAL ESTATE

UNDER AND BY VIRTUE OF the power and authority contained in that certain Deed of Trust executed and delivered by ~~Rhea E. Witherspoon, unmarried and Leonard D. Horn, unmarried~~ dated 08/13/2007, and recorded 08/15/2007, in the Office of the Register of Deeds for Forsyth County, North Carolina, in Book RE **2776** at Page **2492**, securing a Loan Agreement in the original principal amount of \$268,736.73, and because of default in the payment of the indebtedness thereby secured and failure to carry out and perform the stipulations and agreements therein contained and, pursuant to demand of the owner and holder of the indebtedness secured by said Deed of Trust, the undersigned Substitute Trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale in the County Courthouse of Forsyth County, in the City of Winston-Salem, North Carolina, on December 12th, 2018 at 11:00 a.m. O'clock, all that certain parcel of land secured by the above-described Deed of Trust recorded in Book RE 2776 at Page 2492, situated in Forsyth County, North Carolina, as more particularly described therein, which legal description is made a part hereof and incorporated herein by reference as if fully set forth herein and briefly described in Deed Volume 2770, Page 3452. Land Deed Volume 2629, Page 700, Tax Map or Parcel ID No.: 3252C138.

ADDRESS SHOWN AS SECURITY ON THE NOTE AND DEED OF TRUST: **4840 Diane Court, Walkertown, NC 27051.**

PRESENT RECORD OWNERS as reflected on the records of the Register of Deeds not more than 10 days prior to posting the notice is/are: Rhea E. Witherspoon a ½ undivided interest and Leonard D. Horn a ½ undivided interest.

In the event the property which is the subject of this Notice of Sale is residential real property with less than fifteen (15) rental units, an order for possession of the property may be issued pursuant to N.C.G.S. § 45-21.29 in favor of the purchaser and against the party or parties in possession by the Clerk of Superior Court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving the notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination. The notice shall also state upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

Should the property be purchased by a third party, that person must pay the tax of forty-five cents per One Hundred Dollars (\$100.00) required by NCGS 7A-308 (a)(1), up to a maximum of Five Hundred Dollars (\$500.00). The property is being sold "as is and where is" with no representations or warranties of any type or kind being given or to be construed as being given or made; and, no title certification of any type or kind is being made or is to be construed as being made. The terms of the sale are that the real property hereinabove described will be sold for cash to the highest bidder and that the undersigned will require the successful bidder at the sale to immediately deposit cash or certified check in the amount of the greater of five percent (5%) of the amount of the bid or seven hundred and fifty dollars (\$750.00), whichever is greater. The real property hereinabove described will be sold subject to any unpaid taxes, prior encumbrances, if any, and special assessments.

The sale will be held open for ten (10) days for upset bids as by law required and will also be subject to a ten (10) day right of redemption or to the filing of a bankruptcy petition. In the event of an upset bid, redemption or the filing of a bankruptcy petition, or any other reason that the Substitute Trustee deems necessary to redo the sale, the bid deposit will be returned and no other remedies will be ascertainable. 18-SP-1347

This 14th day of November, 2018.

/s/ Rick D. Lail
Frances S. White or Rick D. Lail, either of whom may act, Substitute Trustee
P.O. Box 30081
Charlotte, N.C. 28230-0081
(704) 347-0306

November 27, December 4, 2018

NOTICE TO CREDITORS

NORTH CAROLINA

FORSYTH COUNTY

The undersigned, having qualified as Executor of the Estate of **Ralph E. Vestal, Jr.**, deceased, of Forsyth County, North Carolina, does hereby notify all persons, firms and corporations having claims against said estate to present them to the undersigned on or before February 27, 2019, or this notice will be pleaded in bar of their recovery. All persons, firms or corporations indebted to said estate will please make immediate payment to the undersigned.

This the 27th day of November, 2018.

Catherine V. Coe
Executor of the Estate of Ralph E. Vestal, Jr.
4631 Abbots Creek Church Road
Kernersville, NC 27285

Margaret Robison Kantlehner
Johnson, Peddrick & McDonald, PLLC
440 West Market Street, Suite 300
Greensboro, North Carolina 27401
Telephone: (336) 574-9720

November 27, December 4, 11, 18, 2018

NOTICE OF FORECLOSURE SALE

NORTH CAROLINA, FORSYTH COUNTY

Under and by virtue of a Power of Sale contained in that certain Deed of Trust executed by Esmeralda Rivera Morales and Bernardino Perez Leon to Andrew Valentine, Trustee(s), which was dated January 9, 2006 and recorded on January 12, 2006 in Book 2631 at Page 2209, Forsyth County Registry, North Carolina. Default having been made of the note thereby secured by the said Deed of Trust and the undersigned, Trustee Services of Carolina, LLC, having been substituted as Trustee in said Deed of Trust, and the holder of the note evidencing said default having directed that the Deed of Trust be foreclosed, the undersigned Substitute Trustee will offer for sale at the courthouse door of the county courthouse where the property is located, or the usual and customary location at the county courthouse for conducting the sale on **December 11, 2018 at 10:00AM**, and will sell to the highest bidder for cash the following described property situated in Forsyth County, North Carolina, to wit:

BEING KNOWN AND DESIGNATED AS LOT NUMBER 21 AS SHOWN ON A MAP ENTITLED "SUBDIVISION OF BLOCK A, SOUTH PARK TERRACE" AS SHOWN ON PLAT BOOK 16, PAGE 3 (2) IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA. Save and except any releases, deeds of release or

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prior conveyances of record.

Said property is commonly known as 2742 Edwards Street, Winston Salem, NC 27127.

A cash deposit (no personal checks) of five percent (5%) of the purchase price, or Seven Hundred Fifty Dollars (\$750.00), whichever is greater, will be required at the time of the sale. Following the expiration of the statutory upset bid period, all the remaining amounts are immediately due and owing. **THIRD PARTY PURCHASERS MUST PAY THE EXCISE TAX AND THE RECORDING COSTS FOR THEIR DEED.**

Said property to be offered pursuant to this Notice of Sale is being offered for sale, transfer and conveyance "AS IS WHERE IS." There are no representations or warranty relating to the title or any physical, environmental, health or safety conditions existing in, on, at, or relating to the property being offered for sale. This sale is made subject to all prior liens, unpaid taxes, any unpaid land transfer taxes, special assessments, easements, rights of way, deeds of release, and any other encumbrances or exceptions of record. To the best of the knowledge and belief of the undersigned, the current owner(s) of the property is/are Bernardino Perez Leon and Esmeralda Rivera Morales.

An Order for possession of the property may be issued pursuant to G.S. 45-21.29 in favor of the purchaser and against the party or parties in possession by the clerk of superior court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving the notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination (NCGS § 45-21.16a(b)(2)). Upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

If the trustee is unable to convey title to this property for any reason, the sole remedy of the purchaser is the return of the deposit. Reasons of such inability to convey include, but are not limited to, the filing of a bankruptcy petition prior to the confirmation of the sale and reinstatement of the loan without the knowledge of the trustee. If the validity of the sale is challenged by any party, the trustee, in their sole discretion, if they believe the challenge to have merit, may request the court to declare the sale to be void and return the deposit. The purchaser will have no further remedy.

Trustee Services of Carolina, LLC
Substitute Trustee
Brock & Scott, PLLC
Attorneys for Trustee Services of Carolina, LLC
5431 Oleander Drive Suite 200
Wilmington, NC 28403
PHONE: (910) 392-4988
FAX: (910) 392-8587

File No.: 18-09969-FC01

November 27, December 4, 2018

NOTICE OF SUBSTITUTE TRUSTEE'S
SALE OF REAL ESTATE

UNDER AND BY VIRTUE OF the power and authority contained in that certain Deed of Trust executed and delivered by ~~Antonio Holland aka Antonio D. Holland and Pam Holland~~, husband and wife dated May 10, 2004, and recorded May 12, 2004, in the Office of the Register of Deeds for Forsyth County, North Carolina, in Book **2470** at Page **1527**, securing a Loan Repayment and Security Agreement in the original principal amount of \$133,332.73, and because of default in the payment of the indebtedness thereby secured and failure to carry out and perform the stipulations and agreements therein contained and, pursuant to demand of the owner and holder of the indebtedness secured by said Deed of Trust, the undersigned Substitute Trustee will expose for sale at public auction to the highest bidder for cash at the usual place of sale in the County Courthouse of Forsyth County, in the City of Winston-Salem, North Carolina, on **December 12, 2018 at 11:00 a.m. O'clock**, all that certain parcel of land secured by the above-described Deed of Trust recorded in Book 2470 at Page 1527, situated in Forsyth County, North Carolina, as more particularly described therein, which legal description is made a part hereof and incorporated herein by reference as if fully set forth herein and briefly described in Deed Volume 2015, Page 698, Tax Map or Parcel ID No.: Block 2594, Lots 01A and 01B.

ADDRESS SHOWN AS SECURITY ON THE NOTE AND DEED OF TRUST: **1205 Salem Lake Rd, Winston Salem, NC 27107.**

PRESENT RECORD OWNERS as reflected on the records of the Register of Deeds not more than 10 days prior to posting the notice is/are: Antonio Holland and wife, Pam Holland.

In the event the property which is the subject of this Notice of Sale is residential real property with less than fifteen (15) rental units, an order for possession of the property may be issued pursuant to N.C.G.S. § 45-21.29 in favor of the purchaser and against the party or parties in possession by the Clerk of Superior Court of the county in which the property is sold. Any person who occupies the property pursuant to a rental agreement entered into or renewed on or after October 1, 2007, may, after receiving the notice of sale, terminate the rental agreement by providing written notice of termination to the landlord, to be effective on a date stated in the notice that is at least 10 days, but no more than 90 days, after the sale date contained in the notice of sale, provided that the mortgagor has not cured the default at the time the tenant provides the notice of termination. The notice shall also state upon termination of a rental agreement, the tenant is liable for rent due under the rental agreement prorated to the effective date of the termination.

Should the property be purchased by a third party, that person must pay the tax of forty-five cents per One Hundred Dollars (\$100.00) required by NCGS 7A-308 (a)(1), up to a maximum of Five Hundred Dollars (\$500.00). The property is being sold "as is and where is" with no representations or warranties of any type or kind being given or to be construed as being given or made; and, no title certification of any type or kind is being made or is to be construed as being made. The terms of the sale are that the real property hereinabove described will be sold for cash to the highest bidder and that the undersigned will require the successful bidder at the sale to immediately deposit cash or certified check in the amount of the greater of five percent (5%) of the amount of the bid or seven hundred and fifty dollars (\$750.00), whichever is greater. The real property hereinabove described will be sold subject to any unpaid taxes, prior encumbrances, if any, and special assessments.

The sale will be held open for ten (10) days for upset bids as by law required and will also be subject to a ten (10) day right of redemption or to the filing of a bankruptcy petition. In the event of an upset bid, redemption or the filing of a bankruptcy petition, or any other reason that the Substitute Trustee deems necessary to redo the sale, the bid deposit will be returned and no other remedies will be ascertainable. 18-SP-1341

This 14th day of November, 2018.

/s/ Rick D. Lail
Frances S. White or Rick D. Lail, either one of whom may act, Substitute Trustee
P.O. Box 30081
Charlotte, N.C. 28230-0081
(704) 817-8134

November 27, December 4, 2018

Notice to Creditors

Having qualified as Executor of the Estate of Betty Sue Sink aka Betty S. Sink, late of Forsyth County,

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North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned at the office of their attorney at 110 Oakwood Drive, Suite 300, Winston-Salem, NC 27103-1958, on or before the 27th day of February, 2019 or this notice will be pleaded in bar of their recovery. All persons, firms, and corporations indebted to the said estate will please make immediate payment to the undersigned.

This 27th day of November, 2018.

Sally Sink, Executor
Estate of Betty Sue Sink
c/o Craige Jenkins Lipfert & Walker LLP
110 Oakwood Drive, Suite 300
Winston-Salem, NC 27103

Craige Jenkins Lipfert & Walker, LLP

November 27, December 4, 11, 18, 2018

NOTICE OF PUBLIC HEARING

The Kernersville Planning Board will hold a Public Hearing on December 10, 2018 at 7:00 PM in the Kernersville Municipal Chambers to hear the following:

PUBLIC HEARING
Curtis Swisher, Agent for the Town of Kernersville, for a UDO Tax Amendment amending Chapter A – Article II, Definitions of the *Unified Development Ordinance* (UDO). Amendment is to revise the UDO definition for "Elderly Housing". **Zoning Docket KI-237**

REZONING
Andrew Dreyfuss, Agent for Others for property located at **150 Harmon Mill Road**, being all of PIN(s) **6875-09-0907** containing **11.29+/- acres**. Petitioner requests a **Single-Phase** rezoning from **FC RS-9** (Forsyth County - Residential, Single Family) to **KV R9S-9 PRD** (Kernersville - Residential, Single Family / Planned Residential Development). Requested Use(s): **Single Family, PRD. Zoning Docket K-764**

November 27, 2018

REZONING

David LeFever, Agent for Owner, for property located at **319 Berry Garden Road**, being all of PIN(s) **6896-04-0323** containing **11.29+/- acres**. Petitioner requests a **General Use** rezoning from RS20 & GI to **GB** (General Business). **Zoning Docket K-765**

[The Town of Kernersville holds public meetings in accessible rooms. Any individual with a disability who needs an interpreter or other auxiliary aids or services for this meeting should contact the Town Clerk at 336-992-0404 (voice) or 336-993-0192 (TDD) at least 48 hours prior to the date of the meeting].
Jeff Hatling, AICP

Community Development Director

NOTICE TO CREDITORS

NORTH CAROLINA
FORSYTH COUNTY

The undersigned, having heretofore qualified as Executor of the Estate of Mary Anne Tilley, late of Forsyth County, North Carolina, hereby notifies all parties having claims against said estate to present them on or before the 28th day of February, 2019 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will please make immediate payment to the undersigned.